



City of Loma Linda Official Report

Robert Ziprick, Chairman
Charles Umeda, Vice Chairman
Robert Christman, Board Member
Floyd Petersen, Board Member
Stan Brauer, Board Member

CRA AGENDA: November 15, 2005

TO: Agency Board Members

VIA: Dennis R. Halloway, Executive Director *DRH*

FROM: Pamela Byrnes-O'Camb, Secretary/Housing Coordinator *PBO*

SUBJECT: Request to Exceed Program Limits Relating to Rehabilitation of a Mobile Home at 24414 University Avenue

RECOMMENDATION

It is recommended that the Agency Board authorize an additional amount of up to \$1,100 to accomplish the necessary repairs.

BACKGROUND

The Agency Board has approved eight programs related to its affordable housing obligations, one of which provides a \$3,000 grant to income-qualified owner-occupants of mobile homes. Initially, the program provided a \$5,000 loan-to-grant to owner-occupants of standard construction houses as well as mobile homes. The amount of the mobile home grant was reduced to \$3,000 because security for the mobile home loan-to-grant program could not include land.

The program is not meant to fix it all; however, it is meant to assist in providing a safe, healthy, and sanitary environment for qualified applicants. Licensed contractors are utilized; however, the owner-occupant may do some of the work, upon approval of the building inspector. The building inspector inspects each dwelling and provides a list of items to be addressed, reviews all bids, and inspects all work prior to payment being made.

ANALYSIS

A situation has arisen where repairs required by the building inspector exceed the Agency's program limits. Major items include: pairing the roof, water damaged ceilings, bathroom walls, and a porch. The mobile home is otherwise in sound condition.

FINANCIAL IMPACT

79-1800-1980 - \$4,100